

Certificate of Notice Page 1 of 4
UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

In Re:	Case No.:	<u>21-14561</u>
Lois A. McEntee,	Chapter:	<u>7</u>
Debtor.	Judge:	<u>Vincent F. Papalia</u>

NOTICE OF PROPOSED PRIVATE SALE

Ilissa Curgin Hook, the Chapter 7 Trustee, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clerk of the Court United States Bankruptcy Court King Federal Building, 3rd Floor 50 Walnut Street Newark, NJ 07102
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If an objection is filed, a hearing will be held before the Honorable Vincent F. Papalia on March 15, 2022 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3B, 50 Walnut Street, Newark, NJ. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 107 South Road Randolph, NJ (aka 107 South Road, Mendham NJ)
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Proposed Purchaser: Manny Raza

Sale price: \$500,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Stack & Stack, LLC Amount to be paid: 5% commission Services rendered: Real estate brokerage
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Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: John O'Boyle, Esq.
Address: Norgaard O'Boyle & Hannon, 184 Grand Avenue, Englewood, NJ 07631
Telephone No.: (201) 871-1333

In re:
Lois A. McEntee
Debtor

Case No. 21-14561-VFP
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Feb 14, 2022

User: admin
Form ID: pdf905

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Total Noticed: 23

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 16, 2022:

Recip ID	Recipient Name and Address
db	+ Lois A. McEntee, 202 Otterhole Road., West Milford, NJ 07480-4124
r	+ Stack & Stack, LLC, 90 Hudson Street, Hoboken, NJ 07030-5675
519227938	ADT Security Systems, POB 21385, New York, NY 10087-7878
519227939	+ Advance Cardiology, C/O ACB Receivables Management, 19 Main St, PO Box 350, Asbury Park, NJ 07712-0350
519227940	+ Atlantic Health System, POB 35610, Newark, NJ 07193-5610
519227941	+ Bank of America, c/o Weinberg Esq., 1200 Laurel Oak Road, Voorhees, NJ 08043-4323
519227947	+ Dynamic REcovery Solutions, 135 Interstate Blvd., Greenville, SC 29615-5720
519227948	+ FISA CRFIDIT CARD SERVICES, c/o Frederic Weinberg, Esq., 1200 Laurel Oak Road, Suite 104, Voorhees, NJ 08043-4317
519227949	IRS, Holtsville, Holtsville, NY 11742-0480
519227951	+ JP Morgan Chase, c/o Fein Such Kahn and Shepard, 7 Century Drive Suite 201, Parsippany, NJ 07054-4609
519227952	+ Nationstar Mortgage, c/o KML Law Group, P.C., 216 Haddon Avenuye, Ste. 406, Collingswood, NJ 08108-2812
519227954	+ Summit Medical Groiup, Attn: 8549X, POB 14000, Belfast, ME 04915-4033

TOTAL: 12

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Feb 14 2022 23:04:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Feb 14 2022 23:04:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	+ Email/PDF: rmscedi@recoverycorp.com	Feb 14 2022 23:09:01	Synchrony Bank/c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
519227942	+ Email/Text: bankruptcy@usecapital.com	Feb 14 2022 23:05:00	Capital Accounts LLC, POB 140065, Nashville, TN 37214-0065
519227943	+ Email/Text: bankruptcy@certifiedcollection.com	Feb 14 2022 23:04:00	Certified Credit Collection, Box 1750, Whitehouse Station, NJ 08889-1750
519227944	Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Feb 14 2022 23:04:00	Comenity National Bank, POB 182120, Columbus, OH 43218-2120
519227945	+ Email/Text: signed.order@pfwattorneys.com	Feb 14 2022 23:04:00	Discover Products, c/o Pressler and Pressler, 7 Entin Road, Parsippany, NJ 07054-5020
519227950	Email/Text: sbse.cio.bnc.mail@irs.gov	Feb 14 2022 23:04:00	IRS, Fresno, Fresno, CA 93888
519337606	Email/Text: bnc-quantum@quantum3group.com	Feb 14 2022 23:04:00	Quantum3 Group LLC as agent for, Second Round Sub LLC, PO Box 788, Kirkland, WA 98083-0788
519227953	+ Email/Text: bankruptcy@second-round.com	Feb 14 2022 23:04:00	Second Round LP, 4150 Frederick Lane, Suite 1, Austin, TX 78744-1052
519228935	+ Email/PDF: gecsed@recoverycorp.com	Feb 14 2022 23:09:22	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021

District/off: 0312-2

User: admin

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Date Rcvd: Feb 14, 2022

Form ID: pdf905

Total Noticed: 23

TOTAL: 11

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
519227946	*+	Discover Products, c/o Pressler and Pressler, 7 Entin Road, Parsippany, NJ 07054-5020
519453148	*+	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346

TOTAL: 0 Undeliverable, 2 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 16, 2022

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 11, 2022 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor US Bank Trust National Association Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Ilissa Churgin Hook	trustee@hookandfatovich.com J116@ecfbis.com
John O'Boyle	on behalf of Trustee Ilissa Churgin Hook joboye@norgaardfirm.com sferreira@norgaardfirm.com;184grandno@gmail.com;kcimmmino@norgaardfirm.com;crose@norgaardfirm.com
Steven Eisenberg	on behalf of Creditor US Bank Trust National Association Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust bkecf@sterneisenberg.com, jmcnally@sterneisenberg.com;skelly@sterneisenberg.com;bkecf@sterneisenberg.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov
William L. Pegg, Jr.	on behalf of Debtor Lois A. McEntee williamlpeggjr@gmail.com williamlpeggjr@gmail.com;peggwr84347@notify.bestcase.com

TOTAL: 7